ORDINANCE NO.	

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 213, 215, AND 219 EAST 3RD STREET FROM CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (CBD-CURE) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from central business district (CBD) district to central business district-central urban redevelopment district (CBD-CURE) combining district on the property described in Zoning Case No. C14-2009-0091, on file at the Planning and Development Review Department, as follows:

Lots 7, 8, and 9, Block 17, Original City of Austin, as more particularly described in the plat or map filed in the General Land Office of the State of Texas (the "Property"),

locally known as 213, 215, and 219 East 3rd Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The site development regulations for the Property within the boundaries of the CURE combining district established by this ordinance are modified as follows:

Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 12.0 to 1.0.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,462 trips per day.

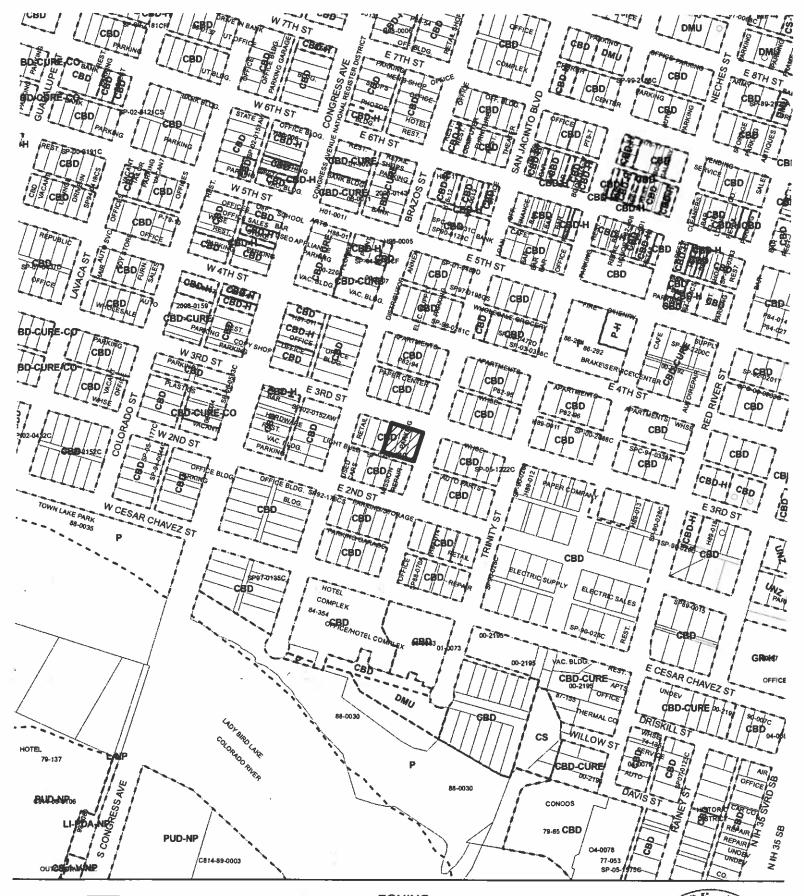
Draft: 10/13/2009

PART 4. This or	dinance takes effect on	, 2009
PASSED AND A	PPROVED	
	§ § , 2009 §	
		Lee Leffingwell Mayor
APPROVED:	ATTE	
	David Allan Smith City Attorney	Shirley A. Gentry City Clerk
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	A V	

Draft: 10/13/2009

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COA Law Department











OPERATOR: S. MEEKS

ZONING

ZONING CASE#: ADDRESS:

C14-2009-0091 3RD & SAN JACINTO

0.4062 ACRES

SUBJECT AREA: GRID:

J22

MANAGER: C. PATTERSON

